

\$659,000 - 727 Mandalay Avenue Nw, Carstairs

MLS® #A2251349

\$659,000

2 Bedroom, 2.00 Bathroom, 1,504 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

ALL New , THIS "NEWLY BUILT BUNGALOW " now UNDER CONSTRUCTION

Features 9 foot ceilings throughout on the main floor (3)Three bedrooms or the (2) bed room plan , plus an Office . The home has 1505 square feet that offers the perfect space for the young couple or the a growing family or Retirees who downsize but still have room for visits from the kids or grand kids . This home offers an open concept with a living room floor to ceiling fire place for a cozy evening along with Heated floors in both the master ensuite and main bath. The features of the Kitchen is the kitchen Island with seating area and a built in dish washer , the breakfast nook has a walk out to a wood deck and private rear yard , buffering onto a park like setting with A PAVED PATHWAY BEHIND YOUR HOME TO WALK THE DOG ,BIKE RIDE , OR A HAND IN HAND WALK WITH YOUR PARTNER. Privacy for sure!

Stainless steel appliances with a built in oven and micro wave , includes a built in dishwasher , up right side by side fridge with water and ice dispenser , counter top cooking range with Stainless steel range hood .

Master bed room features a walk in closet with organized shelves and a 5 pc ensuite with a separate glass surround shower and a classic freestanding soaker tub OR YOUR CHOICE FOE A JET TUB FOR TWO and ALSO with a water closet for those private moments . In the home situated at the front entrance foyer, is your frosted double glass



door entry into your private Office or simply use as a Den or that 3rd bedroom An attached 24 x 24.4 oversized double wide garage with an EV rechargeable outlet for EV cars , also direct home access to the mud room and Laundry combination with the hall foyer closet Auto garage doors with AUTO door opener remotes . Lower level also has 9 foot ceilings and can be completed with an agreed design and cost approach suitable for both buyer and seller , This home is ready for A DECEMBER possession. New Sod will be installed in the yard .

Built in 2025

Essential Information

MLS® #	A2251349
Price	\$659,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	727 Mandalay Avenue Nw
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

Amenities

Parking Spaces	4
----------------	---

Parking Double Garage Attached
of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Counters, Walk-In Closet(s)
Appliances Built-In Oven, ENERGY STAR Qualified Refrigerator, Garage Microwave, Range Hood, Sealed Qualified Dishwasher
Heating High Efficiency, In Floor, Fireplace(s), Natural Gas, See Remarks
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished



Exterior

Exterior Features Lighting, Private Yard
Lot Description Level, See Remarks
Roof Asphalt Shingle
Construction Concrete, See Remarks, Silent Floor Joists, Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 25th, 2025
Days on Market 60
Zoning residential

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.